

For Sale/Lease

Class A Office

35,658 SF | Negotiable



8924 E 35th St N

Wichita, Kansas 67226

Property Highlights

- 35,658 SF Class A Call Center
- Located just north of K-96 in the Comotara Business Park.
- Close proximity to Jabara Municipal Airport and the National Center for Aviation Training.
- Adjacent to notable businesses: Kansas Heart Hospital, Clear Channel Communications, Lab Corp., POET Biofuels, and Kansas Spine Hospital.

Property Description

- Spacious open workspace flooded with natural light
- On-site fitness center featuring locker rooms
- Underground storm shelter for safety during emergencies, complemented by a 400 KVA generator for reliable backup power.
- Ample parking with 243 spaces available
- 275 cubes for versatile workspace arrangements
- Secure data center equipped with battery backup, redundant HVAC, and fire suppression systems

OFFERING SUMMARY

Available SF	35,658 SF
Lot Size	6.9 Acres
Building Size	35,658 SF

For more information

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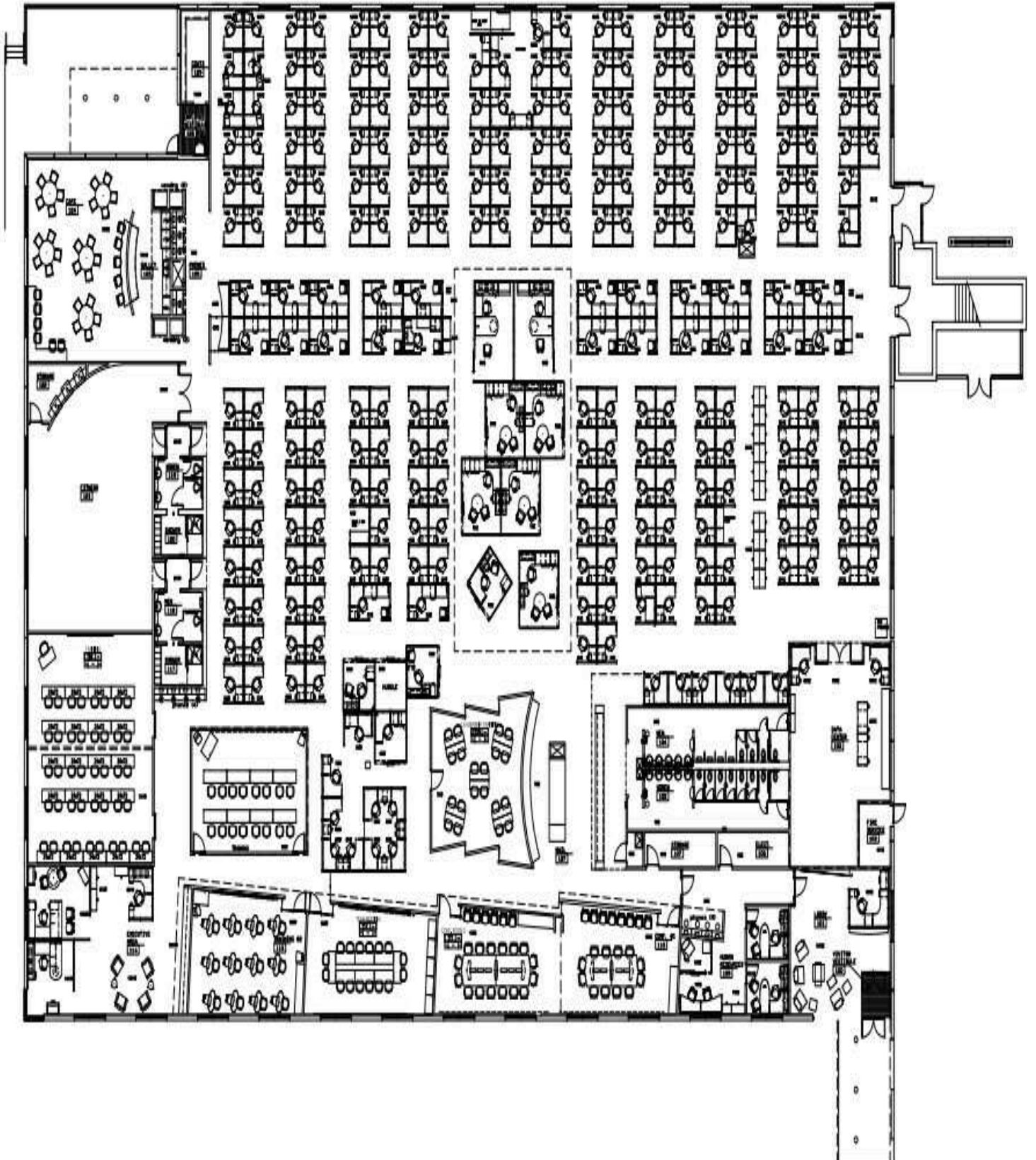
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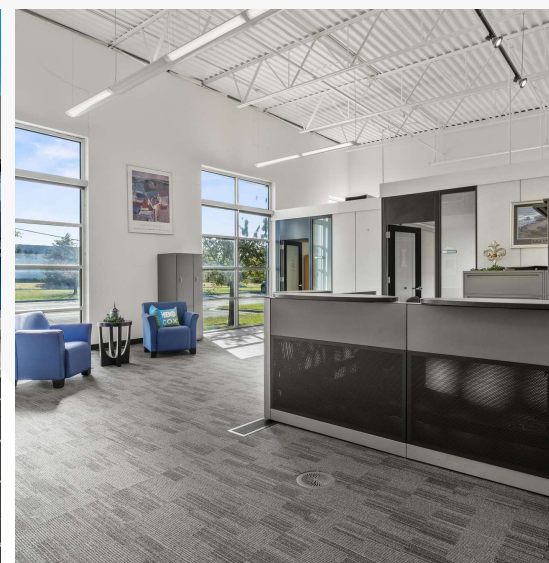
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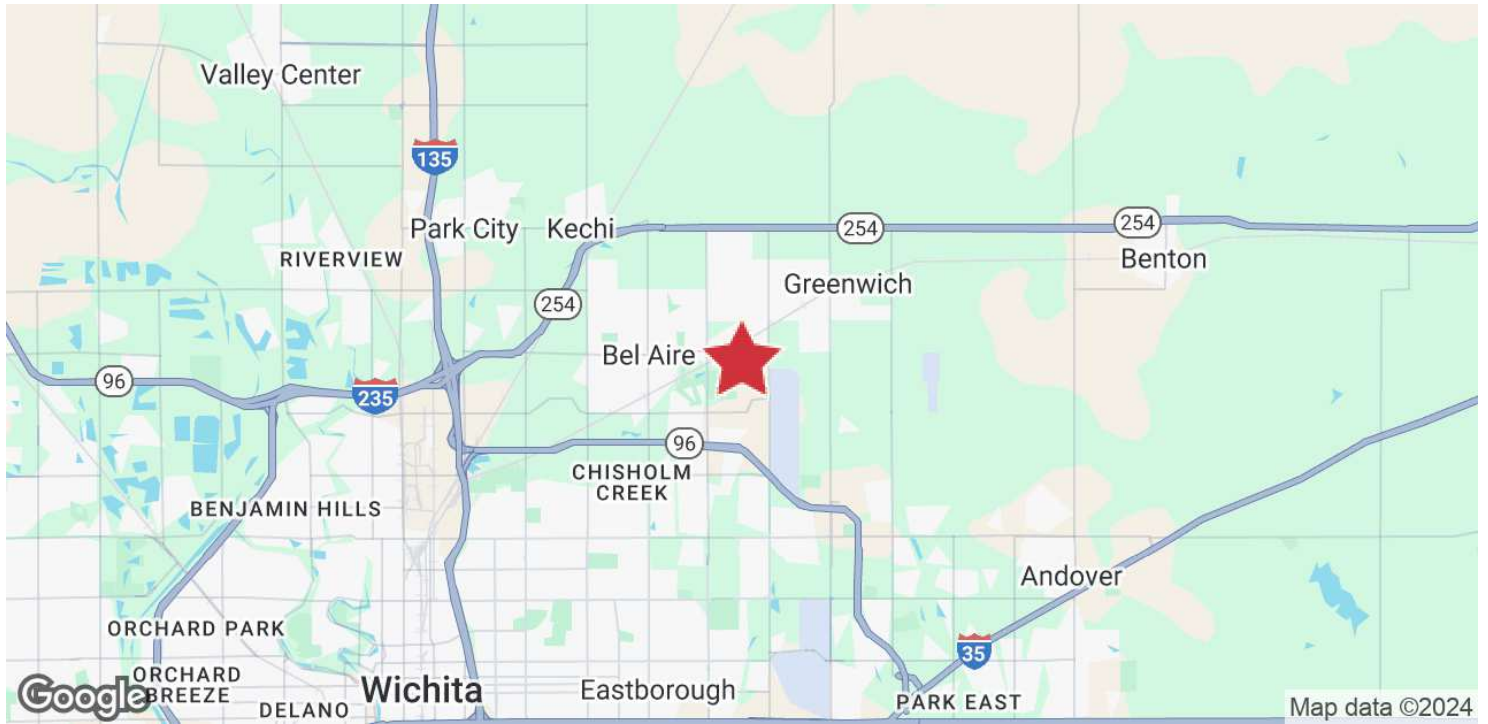
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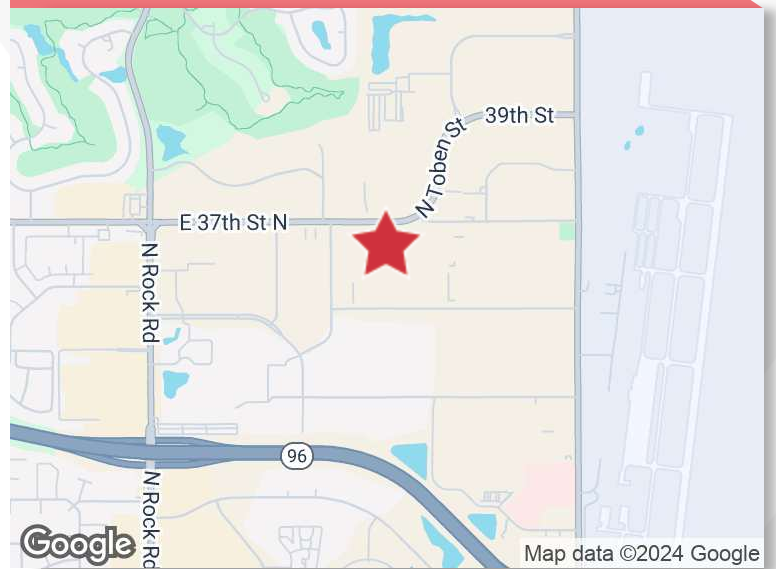
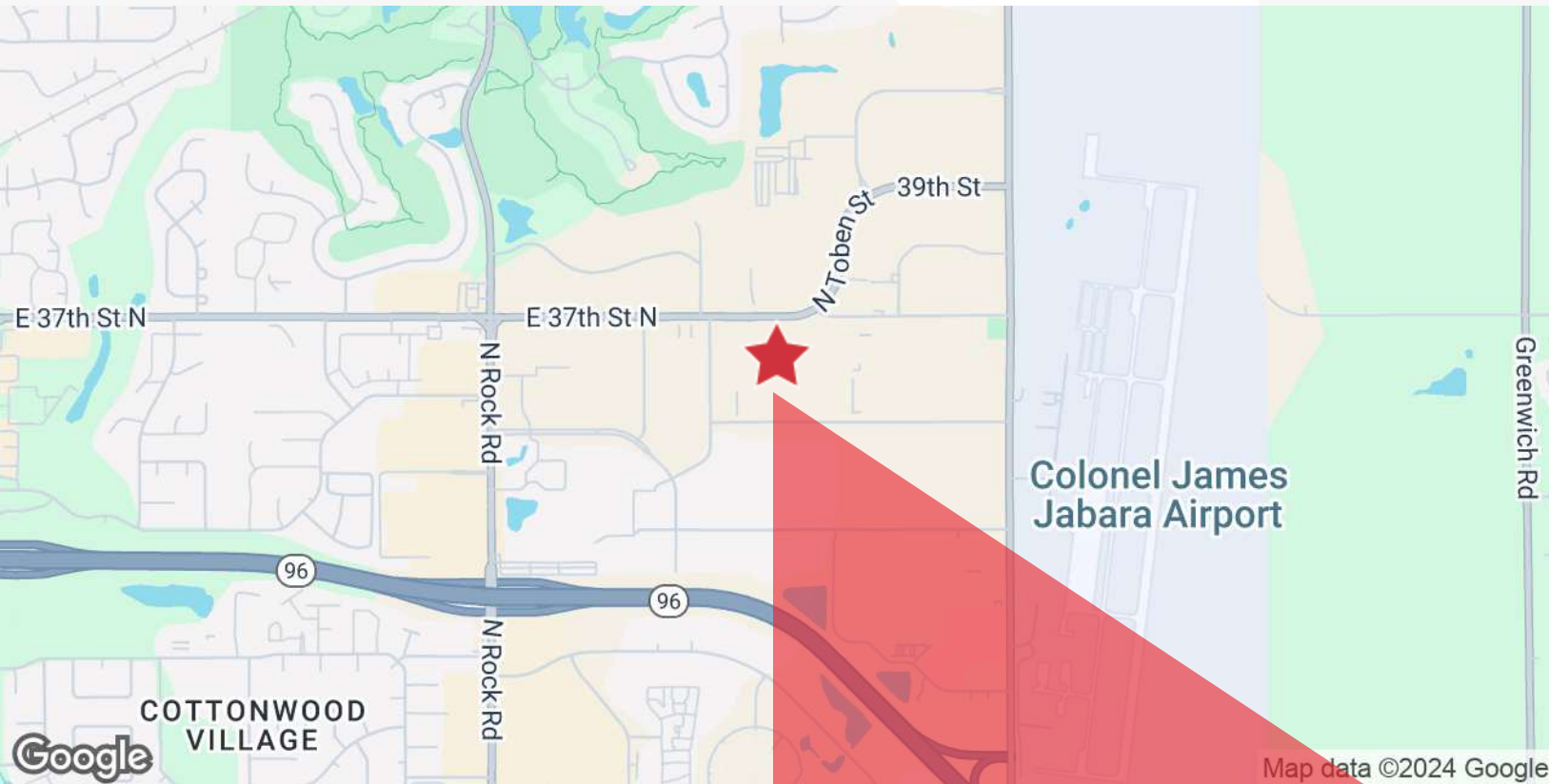
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